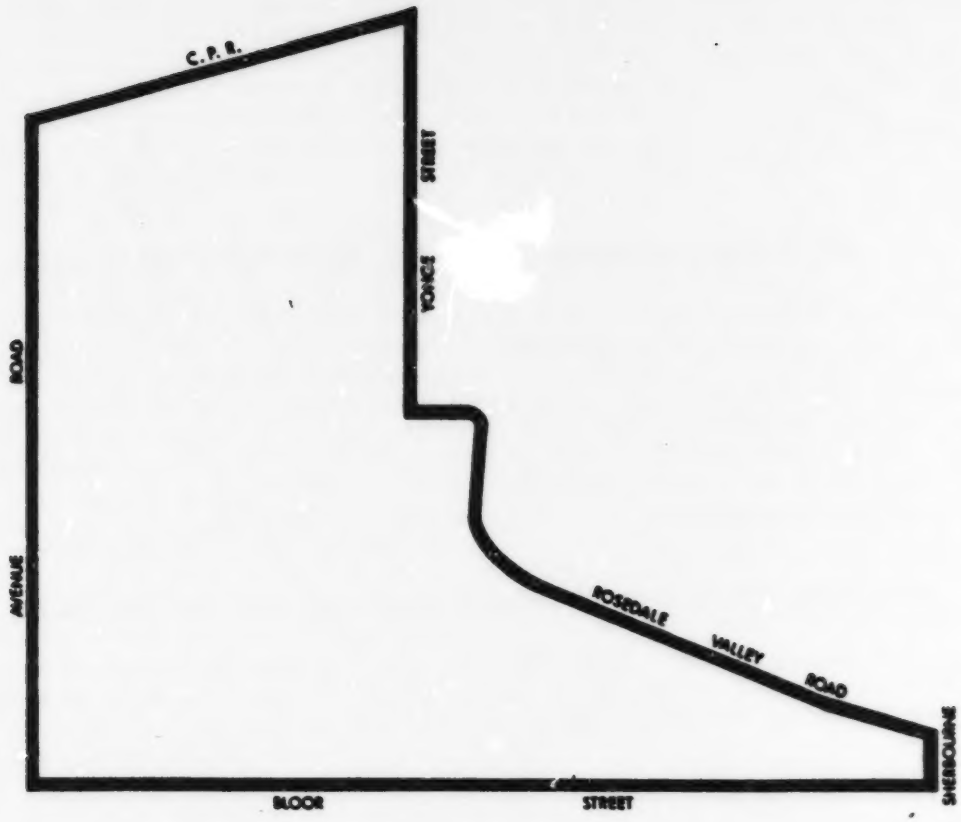


SUMMARY: REVISED NORTH MIDTOWN AREA PLAN

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, Commissioner
FEBRUARY 1985

NORTH MIDTOWN AREA PLAN SUMMARY

1. WHAT IS NORTH MIDTOWN?

North Midtown, outlined on the cover of this summary, forms the north east corner of the Central Area. It is bounded by Bloor Street, Avenue Road, the CPR tracks, and to the east - Yonge Street, Rosedale Valley Road and Sherbourne Street. The Bloor Street shopping strip and insurance buildings, Rosedale Ravine, Yorkville and Victorian neighbourhoods are key features in the City. The last 15 years have seen considerable change - high office towers on Bloor, the emergence of the Village of Yorkville and Bloor Street for specialty shopping, as well as the beginnings of change in the Church/Davenport/Yonge area. Its neighbourhoods were among the first to undergo "gentrification".

2. WHAT IS THE PURPOSE OF THE NORTH MIDTOWN AREA PLAN?

Like the many other Area Plans in the City, the North Midtown Area Plan makes changes to the City's planning controls to deal with specific area planning issues and to refine or elaborate on existing policies. The Area Plans (more commonly called Part II Plans) have several components - the actual Part II amendment to the Official Plan, amendments to the City's Zoning By-law for that area, and any other recommendations that may be appropriate. In the case of North Midtown, the key additional components are the design guidelines and streetscape improvement plan.

3. WHAT ARE THE KEY PLANNING OBJECTIVES FOR NORTH MIDTOWN?

The North Midtown Area Plan has provided an on-going focus for the development and testing of objectives that have been endorsed through discussion and used to guide development over the past 10 years. The key objectives are:

1. to protect and enhance the special parts of North Midtown - the Victorian housing pockets, the Village of Yorkville, Rosedale Ravine, the historical landmarks, and important views;

2. to ensure that development in the commercial and mixed use areas next to the housing pockets are compatible in form and use;

3. to encourage a range of housing opportunities in new developments and to maintain these in existing buildings; and

4. to enhance the pedestrian areas - sidewalks and open spaces - with public improvements, and by increasing the amount of parkland, by ensuring that the wind and shadowing effects of new developments are minimized, and

by extending the present underground network where possible.

4. WHAT PRESENT PLANNING POLICIES APPLY TO NORTH MIDTOWN?

The key objectives set out in the Part I Official Plan, applicable to North Midtown, are: the designation of Bloor Street as a second priority area for office development, (in the Financial District is the major office area); the preservation of low rise neighbourhoods and the encouragement of housing in areas previously commercial, and general improvements to public environment.

Maps showing the present Official Plan Part I designations and Zoning By-law districts are attached. Detailed Zoning By-law provisions are not described in this summary, as they follow these policies closely.

Bloor Street - Most of Bloor Street is designated as a High Density Mixed Commercial-Residential Area (commercial density is limited to 4.5 times the lot area, residential density to 350 units per hectare), where buildings such as 110 Bloor West are encouraged: retail uses at grade, offices above, and a substantial residential component.

Nearer Sherbourne Street is a Medium Density Mixed Commercial-Residential Area (commercial density is limited to 2, and residential density to 350 units per hectare), where buildings with primarily residential uses are now developed or are being proposed. Rosedale Glen and a proposal for a condominium tower at 400 Bloor East are examples. These are located on the tableland above Rosedale Ravine, with ravine lands acquired by the City.

The Village of Yorkville, and the commercial strips along Avenue Road, Yonge Street and Davenport Road - Like most commercial strips in the Central Area, these areas are designated Low Density Mixed Commercial-Residential Areas (commercial density is limited to 2, residential density to 150 units per hectare), with retail uses predominating at grade, small office and residential components. The Village of Yorkville area, with the exception of Scollard Street, has a slightly higher commercial density, reflecting its special regional focus. Scollard Street, after lengthy debates, has special zoning provisions to encourage housing and to prohibit uses such as restaurants.

The Yonge Davenport Church Area - The centre of North Midtown, this area is designated a Medium Density Mixed Commercial-Residential Area. Several recent residential projects and the ones now under construction, 900 Yonge and 1330 Bay, demonstrate the emphasis on encouraging housing.

Belmont/McMurrich - The only Medium Density Residence Area in North Midtown (permitting a residential density of 2), covers the large

Belmont House nursing home property, as well as the largely vacant area to the south, which provides an opportunity for new housing.

The Roxborough, Yorkville Triangle and Asquith Collier housing areas - Like other neighbourhoods of houses in the Central Area, all these are designated as Low Density Residence Area and zoned R2 Z2 and R3 Z3.

5. WHAT IS THE HISTORY OF THE NORTH MIDTOWN AREA PLAN?

Planning for North Midtown as a distinct area began in 1973, with the formation of the very effective North Midtown Planning Group. Representatives of the ABC and Asquith Collier Residents Associations and the Yonge Bloor Bay and Village of Yorkville Businessmen's Groups met regularly with planning staff and the ward aldermen to review and participate in the evolution of current projects and hammer out the basis of the North Midtown Area Plan - the 1975 "Proposals Report". In 1976, the Planning Board and City Council approved in principle the first North Midtown Area Plan.

Much of this first Plan was already included in the Central Area Plan, then before the Ontario Municipal Board. In 1980, after the Central Area Plan was approved, the Commissioner of Planning and Development reported to the Planning Board in the "Comprehensive review of the North Midtown Area Plan", recommending that a "stripped down" area plan proceed under certain directions. After public consideration of comments on this approach, the Commissioner submitted the 1983 reports to the Board - "Revised North Midtown Area Plan" and "Design Guidelines for North Midtown". The Planning Board held a public meeting on these reports in June of that year.

The February 1985 report 'Response to Comments on the 1983 Reports - "Revised North Midtown Area Plan" and "Design Guidelines for North Midtown"' deals with comments made at the Board's public meeting on the 1983 reports, and makes final recommendations for approving the North Midtown Area Plan. These comments focussed on only a few matters - the zoning for churches on Avenue Road and the Christadelphian Church on Church Street, the future of the Ramsden Park Works Yard, and the purpose of the design guidelines.

6. WHAT IS THE REVISED NORTH MIDTOWN AREA PLAN?

The Area Plan contains refinements to and elaborations of the present Official Plan and Zoning By-law policies to better reflect area planning objectives. The 1983 Plan is called the Revised Plan to distinguish it from the 1976 Plan. The following description compares the Area Plan to present policies. The recommendations for the Area Plan are attached to this summary, with the Part II Plan in green.

THE PART II PLAN

The North Midtown Part II Plan retains the same area designations as the Part I, except for the few areas listed below, and also it draws boundary lines in more detail.

Yonge-Yorkville - To better protect the low scale historic buildings and encourage new development that is compatible with the character of the area, this area is re-designated from Medium Density to a special Low Density Mixed Commercial-Residential Area, similar to the Village of Yorkville. The zoning district is also changed to CR L2.5 U150 to reflect this. As well the height limit is reduced to 14 metres. New developments have already proceeded in line with the proposed new designation and other projects are under discussion.

Open Space - More detailed than the Part I, the Part II shows the existing and proposed parks, as well as the parts of Rosedale Ravine that have been or are intended to be acquired by the City.

Christadelphian Church at Church and Asquith - To provide a better buffer between the Asquith Collier housing pocket and the office towers on Bloor Street, this property is to be re-designated from Medium to Low Density Mixed Commercial-Residential Area, and reflecting this, the zoning changes from R3 Z3 to CR L1 U150 with a special use list. These changes were recently resolved with area residents and the Church.

Areas of Special Identity - As the major component of the Part II Plan, 8 specific areas (see Map B in the Part II Plan) are designated as Areas of Special Identity and statements which elaborate on Part I Official Plan policies. The accompanying Plan statements set out the key objectives for redevelopment for each area.

ZONING BY-LAW AMENDMENTS

The North Midtown Area Plan makes only a few changes to the Zoning By-law in addition to those for the Yonge/Yorkville area and Christadelphian Church, described above.

Commercial Strips - In order to encourage smaller units within the same size of building, the density is increased from 100 units per hectare (40 units per acre) to 150 units per hectare (60 units per acre) which is common on other strips already, with the height limit remaining the same.

Davenport Terrace - To better reflect the existing uses of these historic buildings, the commercial density is increased from .5 times the lot area to 1 times.

West Side of Yonge, North of Davenport - The zoning is proposed to be increased from CR L1.5 U250 to the limit permitted in the Official Plan - CR L2 U350, the same as for the east side of the street.

Planning objectives can be achieved without requiring any development at this density to be subject of rezoning.

Height Limits - Experience with projects in the Scollard Davenport area shows that the present height limit should be reduced from 46 to 30.5 metres (150 to 100 feet). Also, height limits in the Berryman and Belmont residential areas are proposed to be reduced from 12 to 10 metres (39 to 33 feet), reflecting the smaller existing houses in these areas.

121 and 243 Avenue Road - To reflect the Mixed Use Official Plan designation, the properties are proposed to be zoned CR L2 U150. However, to help ensure the retention of the historic buildings and compatibility with the adjacent residential areas, the permission for non-residential uses will only be for the historic buildings and also these uses will be restricted.

Split Level Entrances - At present, the Zoning By-law prohibits these entrances on Bloor Street and Yonge Street. The North Midtown Area Plan adds the other commercial areas, except for the Village of Yorkville where split level entrances are already common.

Minimum Lot Frontages - Roxborough Street already has a special lot frontage restriction, based on its larger lot widths. A minimum lot frontage restriction of 5 metres (16.4 feet), the same as for many parts of the City, is now introduced to better reflect the existing lot widths on the rest of the residential streets in North Midtown.

Use Restrictions - To assure compability of uses, commercial uses are already restricted in a number of parts of North Midtown which are adjacent to residential areas. The proposed restrictions for 121 Avenue Road, 243 Avenue Road, 728 Church Street and the Church/Collier Park block are similar in intent.

DESIGN GUIDELINES

The unique part of the North Midtown Area Plan, the comprehensive set of design guidelines was developed in detail in the 1983 Plan. These guidelines are based on area planning objectives, and especially the Area of Special Identity statements in the Part II Plan and have been developed and refined through ongoing discussion of projects. They suggest how such matters as those falling within Section 40 of the Planning Act - for example, the massing of a building, parking access, and landscaping - can be arranged to meet these objectives. The guidelines include criteria that are applicable to all projects, and also those with an area and site specific focus. They would be made available to developers and used by planning staff in reviewing and reporting on development applications. Much of the discussion following the 1983 plan focussed on clarifying that the guidelines are guidelines and not another layer of mandatory requirements.

OTHER ACTIONS

The recommendations for other actions to implement the Area Plan has changed over time as many have already been implemented, such as the listing of additional historic buildings and changes to parking requirements.

The 1983 Area Plan is also the first Part II Plan to focus on streetscape improvements, and contains a "Streetscape Improvement Plan". The package of recommendations to improve pedestrian areas also calls for a wind study on Bloor Street and for a Business Improvement Area in the Bloor Yorkville area - both now underway. As well, detailed improvement plans are now being developed by City staff and area residents and businessmen for "Yorkville East" and for the Sporthaus site.

Section 40 (site plan control) of the new Planning Act gives the City the opportunity to review in greater detail small residential projects. The North Midtown residential areas, designated as Areas of Special Identity, will be included in City-wide recommendations for such review.

The recommendations of the 1983 report also call for updating Map 3 of the Part I Plan, which shows areas of permissible industrial use, which have been redesignated.

REVISED NORTH MIDTOWN AREA PLAN

SUMMARY OF RECOMMENDATIONS

(as June 1983 reports "Revised North Midtown Area Plan" and "Design Guidelines for North Midtown", as amended by February 1985 report "Response to Comments on the Revised North Midtown Area Plan and Design Guidelines for North Midtown")

1. That the City Solicitor be requested to prepare a draft by-law for the North Midtown Part II Official Plan, in consultation with the Commissioner of Planning and Development, substantially as set out in "The Revised North Midtown Area Plan". (attached and printed in green)

2. That the City Solicitor be requested to prepare a draft by-law to amend By-law No. 20623 to give effect to:

   (a) changes to district maps and height maps as shown on the maps attached;

   (b) a reduction in the minimum lot frontage to 5 metres for the R2 and R3 districts within North Midtown, except for Roxborough Street;

   (c) adding to Section 16(2)(177) the following list of portions of streets where split level entrances are prohibited:

      (i) Davenport Road between Avenue Road and Yonge Street

      (ii) Church Street between Yonge Street and Park Road

      (iii) Scollard Street

      (iv) Yorkville Avenue between Bay Street and Yonge Street

      (v) Cumberland Street between Bay Street and Yonge Street

      (vi) Bay Street between Bloor and Davenport Road

      (vii) Avenue Road between Bloor Street and the CPR tracks, excepting the lands on the west side of Avenue Road between Prince Arthur Avenue and Elgin Avenue which are subject to By-law 787-80.

(d) adding an area specific provision prohibiting the following uses on the block bounded by Church Street, Collier Street and Park Road: an eating establishment, a club, a place of amusement, a tavern, and pool hall.

3. That the City Solicitor be requested to prepare site specific by-laws to amend By-law 20623

(a) for 728 Church Street, so as to prohibit the following uses: an eating establishment, a club, a place of amusement, a tavern, and pool hall.

(b) for 243 Avenue Road and 121 Avenue Road, so as to limit permission for non-residential uses to the use of the existing building and to: a day nursery, a nursery school, a church, a community health centre, premises of a charitable institution, non-profit institution, a community or social agency used for the purposes of providing a community service, a public library, a public art gallery or museum, a conservatory of music, a bible institute, a religious library or reading room, a branch of a bank or financial institution, a real estate office, a photographer's shop, a travel agency, a sample or showroom, a theatre, an auctioneer's premiese, a security service, an administrative office of a non-profit institution of a religious, educational, recreation, fraternal or philanthropic nature, an artist or photographer's studio, a private art gallery, a commercial school and a craft school.

4. That the Commissioner of Planning and Development be requested to report, as part of a City-wide report, on the inclusion of the Low Density Residence Areas, shown as Areas of Special Identity on Map No. 2 of this report, in the list of areas to be subject to additional site plan control provisions in the new Planning Act.

5. That the Commissioner of Planning and Development be requested to report separately on amendments to Map 3 of Part I of the Official Plan (areas of permissible commercial and industrial use) to delete areas now obsolete, including the "area of permissible industrial use" between the CPR tracks and Marlborough Street and Marlborough Place in North Midtown.

6. That the Commissioner of Planning and Development be requested to report to the City Services Committee on the preparation of a Comprehensive Streetscape Improvements Plan for North Midtown, developed in consultation with area interest groups, and to include estimated costs and possible sources of funding.

7. That the Commissioner of Planning and Development be requested to report on design guidelines for Bloor Street, between St. George Street and Church Street; for Bay Street, between College street and Davenport Road; and for Yonge Street, between Carlton Street and Davenport Road/Church Street, including guidelines for development and streetscape improvements.

8. That the Commissioner of Planning and Development be directed to give consideration to the design guidelines contained in the 1983 report "Design Guidelines for North Midtown" as amended as set out in Appendix D of the February 1985 report on development review and rezoning applications in the North Midtown area.

9. That the Commissioner of Planning and Development be authorized to publish a guidelines booklet for North Midtown to include the guidelines and public improvements recommended in this report, and that the booklet be circulated to interest groups in the area, to the Toronto Chapter of the O.A.A., TRAC AND CIPREC, and architects, development consultants and developers with projects in North Midtown.

REVISED NORTH MIDTOWN AREA PLAN

February 1985

Section 1: Amendments to Part I of the Official Plan

1.1 That Part I of the Official Plan for the City of Toronto Planning Area be amended by deleting Section 11.1 respecting commercial uses between Marlborough St. and CPR tracks.

1.2 That a Part II Plan for North Midtown be created, as follows:

1. **INTERPRETATION**

1.1 For the purpose of amending the Official Plan for the City of Toronto Planning Area, North Midtown is defined as that area bounded by the C.P.R. tracks on the north, Yonge Street, Rosedale Valley Road, and Sherbourne Street on the east, Bloor Street on the south and Avenue Road on the west.

1.2 This amendment is deemed to be Part II of the Official Plan for North Midtown.

1.3 The boundaries of the Residence Areas, Mixed Commercial-Residential Areas, Open Space areas and Areas of Special Identity are as set out on Maps A and B, which form part of this Amendment. Map C similarly forms part of this Amendment.

1.4 The text and maps of Part I of the Official Plan continue to apply to North Midtown except in cases where the text and maps of this Amendment are in conflict therewith, in which case the text and maps of this Amendment shall prevail.

2. **GENERAL**

2.1 North Midtown contains a broad mix of predominantly residential and commercial uses in a diversity of building forms. It is the policy of Council, in respect of such mix and diversity, to adopt policies which serve to maintain and reinforce the particular forms and functions which are characteristic of each of the component Areas of North Midtown, and to protect Residence Areas from adverse effects of abutting commercial uses.

2.2 It is the policy of Council to protect and enhance the historical and environmental assets of North Midtown, including particular buildings, streetscapes, parks, pedestrian ways and views. Accordingly, Council shall pass by-laws and employ its powers of development control

to, among other matters, limit the height of buildings, regulate setbacks, and consider design guidelines in accordance with the functions and characteristics of the component areas of North Midtown herein described in Sections 3 and 4 of this Plan.

2.3 In order to assist in the achievement of Council's housing targets for the Central Core, and in recognition of the availability of residential support services within North Midtown, it is the policy of Council:

(a) to encourage and provide for an increase in the residential population of North Midtown and in particular in the High and Medium Density Mixed Commercial-Residential Areas; and

(b) to encourage a diversity of housing opportunities in North Midtown and in particular to encourage, subject to Section 1A.23 of Part I of this Plan, the development of housing suitable for families with children and assisted housing.

2.4 It is the policy of Council to employ its powers of regulation in order to ensure that commercial uses and the form of development in Mixed Commercial-Residential Areas abutting Low Density Residence Areas are compatible with residential uses.

2.5 It is the policy of Council to ensure continued access to the public Open Space areas within North Midtown and to maintain such lands and effect improvements as may be appropriate. Council shall employ its available powers of regulation and review in order to ensure the retention of views to the Rosedale Valley ravine.

2.6 It is the policy of Council to exercise its available powers to discourage or restrict the provision of all day parking in North Midtown for commuters to the Central Core, to encourage the use of public transit for trips to and through the area, and further, to encourage an increase in the utilization of existing parking facilities by residents and shoppers, and the provision of needed additional short term parking spaces.

2.7 In order to assist in the meeting of objectives of this Plan through redevelopment, it is the policy of Council to ensure that development applications in North Midtown are considered in the context of the design guidelines for North Midtown or acceptable alternatives are provided that meet area planning objectives.

2.8 In order to enhance the streetscape and improve the pedestrian environment throughout North Midtown, it is the policy of Council to undertake sidewalk improvements, park improvements, and intersection improvements based on a comprehensive plan which includes among other matters the following:

(a) a program for sidewalk improvements developed in consultation with area associations and property owners, in particular, improvements to Bloor Street, Bay Street, Yonge Street, Davenport Terrace and streets in the Yorkville area; and

(b) a comprehensive plan for the ravine lands to include nature trail, opportunities for winter use and as a continuous bicycle route connecting to Bloor and Yonge Streets.

2.9 It is the further policy of Council to require the submission of sun and wind studies for development projects for high buildings in the North Midtown Area, and the redesign of prjects, where necessary, to ensure acceptable sun and wind conditions, particularly for pedestrian areas.

3. RESIDENCE AREAS

3.1 LOW DENSITY RESIDENCE AREAS

3.1(a) Low Density Residence Areas shall be regarded as stable residential areas, and new development shall be compatible in terms of scale and character with existing buildings and streetscapes.

3.1(b) Notwithstanding Section 2.1 of Part I of this Plan, Council may pass by-laws to permit public or private recreational facilities in that portion of the Low Density Residence Area within the area bounded by the C.P.R. tracks, Yonge Street and Marlborough Avenue.

3.1(c) In passing by-laws to permit residential buildings in Low Density Residence Areas, where such buildings are off street and behind existing residential buildings, Council shall be satisfied that the design and location of such buildings is compatible with buildings in the area and minimizes the overlooking or overshadowing of adjacent housing and the impact of vehicular traffic generated by such development on the surrounding area.

3.1(d) In order that a sufficient supply of accommodation appropriate for families with children remains available in the Low Density Residential Areas of North Midtown, it

is the policy of Council to employ its powers of regulation and review so as to prevent or restrict further conversions of housing suitable for families with children in Low Density Residence Areas, and to encourage the provision of such housing in such Areas.

3.1(e) Lands within the Low Density Residence Areas of North Midtown are designated as the Yorkville Triangle, Ramsden Park, and Asquith-Collier Areas of Special Identity as shown on Map B. In these Areas, Council shall employ its available powers of regulation and review in order to ensure that new development respect the special character of these Areas, which contain tree-lined streets and two and three storey attached and detached houses generally built of brick, consistently set back from the street line, and in the Yorkville Triangle and Asquith-Collier Areas of Special Identity compatible with the predominant Victorian style.

3.2 **MEDIUM DENSITY RESIDENCE AREA**

3.2(a) The Medium Density Residence Area shall be regarded as a predominantly residential area accommodating a wide range of housing unit types. A variety in building forms shall be permitted provided that the massing, scale and height of any such new development respect the prevailing characteristics of adjacent Areas.

4. **MIXED COMMERCIAL-RESIDENTIAL AREAS**

4.1 LOW DENSITY MIXED COMMERCIAL-RESIDENTIAL AREAS

4.1(a) The provisions of Section 3A.1(h) of Part I of this Plan shall continue to apply to lands in the Village of Yorkville, shown on Map A as Low Density Mixed Commercial-Residential Area 'A', and shall also apply to lands in the vicinity of Yonge Street and Yorkville Avenue, also shown as Low Density Mixed Commerical-Residential Area 'A' on Map A.

4.1(b) The vicinity of Yorkville, Cumberland, and Bellair Streets is designated as the Village of Yorkville Area of Special Identity, as shown on Map B. Council shall employ its available powers of regulation and review in order to encourage developments that are compatible with the existing form and uses in this area and to encourage, where possible, the retention of existing clusters of house-form buildings. Buildings in the area are predominantly brick-fronted houseform buildings, generally set back from the street line, with consistent cornice lines and building heights, frequent gables and dormer windows, and a general vertical emphasis on

design. Retail uses in the form of small shops are continuous along the street frontage and often located at a half level below or above the street level. Dominant uses are specialty boutiques, particularly for clothing, antique stores, restaurants and outdoor cafes.

4.1(c) The Low Density Mixed Commercial-Residential Area along Scollard Street between Hazelton Avenue and Bay Street and Hazelton Avenue in the vicinity of Scollard Street is designated as the Scollard-Hazelton Area of Special Identity as shown on Map B. Council shall employ its available powers of regulation and review in order to encourage developments that are compatible with the existing form and use of this area. Structures in this Area are mainly two and three storey Victorian houseform buildings on small lots built close to the street line with many entrances at street level and are used for a mixture of shops, particularly art galleries, and offices, some with residential units above. Restaurants and tavern type uses are prohibited in the area. The retention of listed buildings and clusters of houseform buildings is to be encouraged as well as the development of mixed use buildings in which non-residential uses are compatible with residential uses.

4.1(d) The Low Density Mixed Commercial Residential Area located on the west side of Yonge Street north of Ramsden Park is designated as the Yonge Street North of Ramsden Park Area of Special Identity as shown on Map B. Council shall employ its powers of regulation and review in order to encourage developments that are compatible with the existing form and use of this area. Buildings in the area are mainly in the form of three storey brick rows built to the street line, with frequent entrances. These structures are primarily small shops at street level, serving local and regional markets, with dwelling units above. Because of its proximity to the Low Density Residence Area to the west, special consideration shall be given to the impact of commercial uses, the form of development, and parking and servicing arrangements, on the Residence Area.

4.1(e) The Low Density Mixed Commercial-Residential Area located on Yonge Street between Cumberland Avenue and Davenport Road is designated as the Yonge-Yorkville Area of Special Identity as shown on Map B. Council shall employ its available powers of regulation and review in order to encourage development that is compatible with the existing historic buildings and uses of this area. Structures on Yonge Street are primarily historic three-storey brick-fronted buildings built to the street line, with frequent entrances to shops at the street level and

some have apartments above. New buildings along Yorkville Avenue should be compatible with and enhance the Yorkville Public Library and Yorkville Fire Hall which are landmarks in the area and listed by Council as having architectural and historical merit. Designated views of the Fire Hall tower should be maintained as shown on Map B. New buildings proposed in the vicinity of Stollery Park should not unduly overshadow it. Development abutting Scollard Street should also complement existing listed and other houseform buildings. With redevelopment, opportunities exist to reinforce the character, improve views and streetscapes, and improve upon the quality of the pedestrian environment of the area.

4.1(f) Lands in the vicinity of the Low Density Mixed Commercial Residential Area located on the north side of Davenport Road between Avenue Road and Hillsboro Avenue are designated as the Davenport Terrace Area of Special Identity as shown on Map B. Council shall employ its powers of regulation and review in order to encourage developments that are compatible with the existing form and use of this area. Structures in this area consist of a unique continuous row of three storey brick houses with consistent heights and cornice lines, consistent setbacks from the street line, and a continuous profile of pitched rooflines along the street. Dominant uses include boutiques, art galleries and professional offices. Consideration is to be given to uses that are compatible with the adjacent Low Density Residence Area, and the buildings should not overshadow the Pears Avenue Residence Area to the north, which is located at a considerably lower elevation than Davenport Terrace.

4.2 **THE MEDIUM DENSITY MIXED COMMERCIAL-RESIDENTIAL AREAS**

4.2(a) In passing by-laws in respect of buildings on lots in the Yonge/Davenport/Church Medium Density Mixed Commercial-Residential Area, Council shall have regard to the compatibility of such buildings with existing structures of historic or architectural merit in the area, and with buildings and structures in the adjacent Village of Yorkville, and Yonge Yorkville Areas of Special Identity, or the Asquith Collier Low Density Residence Area, as the case may be.

4.2(b) In passing by-laws in respect of buildings on lots in the Yonge/Church/Rosedale Valley Road Medium Density Mixed Commercial-Residential Area, Council shall have regard for the impact of new development on shadowing of the Ravine area, the scale of the projects as seen from the Ravine, the provision of pedestrian routes from the

Ravine to Yonge Street, the preservation of views out of the Ravine for subway riders, and the reinforcement of the traditional Yonge Street scale.

4.3 **BLOOR STREET HIGH DENSITY MIXED COMMERCIAL-RESIDENTIAL AREA**

4.3(a) In order to encourage the further development of the underground concourse network as shown on Map C, Council shall employ its available powers of regulation and review in order to encourage new development in the High Density Mixed Commercial-Residential Area to provide extensions and connections to the existing network; and

4.3(b) In passing by-laws in the High Density Mixed Commercial-Residential Area to permit buildings to exceed established height limits, Council shall have particular regard to ensuring acceptable wind and sun conditions at street level and other pedestrian levels.

4.3(c) In passing by-laws to permit buildings on lots in that portion of the High Density Mixed Commercial-Residential Area located west of Bellair Street, Council shall have regard for the compatibility of any such building with the Village of Yorkville Park, in terms of pedestrian and vehicular access and sunlight and wind conditions.

5. **OPEN SPACE, WALKWAYS AND RAVINES**

5.1 In order to secure public use of the Rosedale Valley Ravine between Sherbourne Street and Aylmer Avenue and thereby augment the City's park resources, Council will encourage the conveyance or lease to the City for park purposes of lands designated as Open Space.

5.2 It is the policy of Council to use its available powers of regulation and review to encourage the provision of pedestrian walkways at or below grade, as shown on Map C.

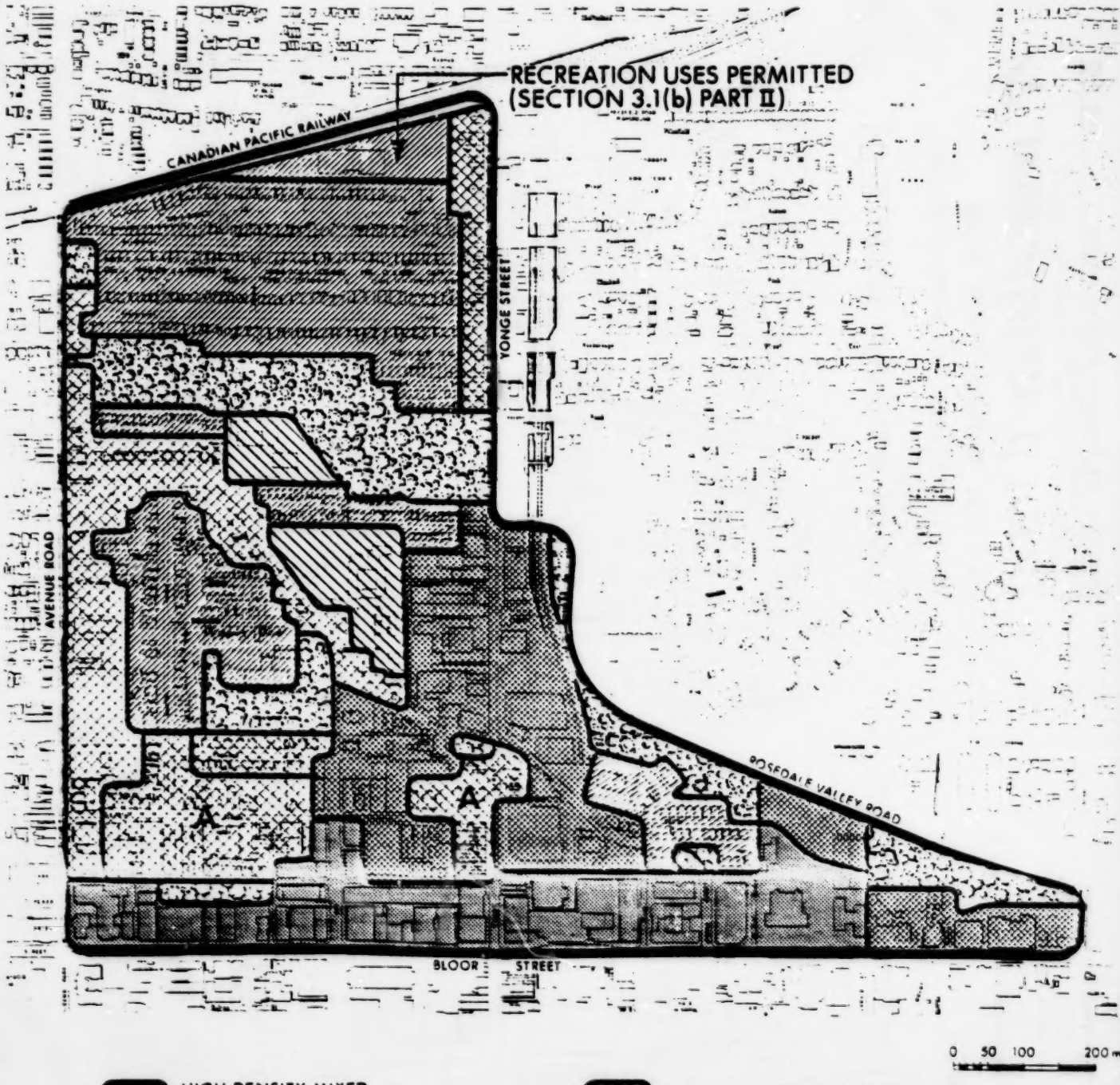
5.3 It is the policy of Council to encourage the improvement of public sidewalks and parkland in North Midtown through the development and implementation of a comprehensive improvement plan for private contribution to sidewalk improvements in conjunction with the construction of a major development project, and public works.

5.4 In implementing its policies for the provision of parks in the Central Core, it is the policy of Council to give priority, within the North Midtown area, to the completion of the Village of Yorkville Park as shown on Map A.

5.5 The provisions contained in Part I of this Plan pertaining to regulation of the destruction of trees or other natural vegetation, or any class or classes thereof, and the excavating or other altering contours on lands designated as ravine, shall continue to apply to North Midtown.

6. TRANSPORTATION

6.1 It is the policy of Council to take appropriate measures to limit through traffic on local streets in Residence Areas.



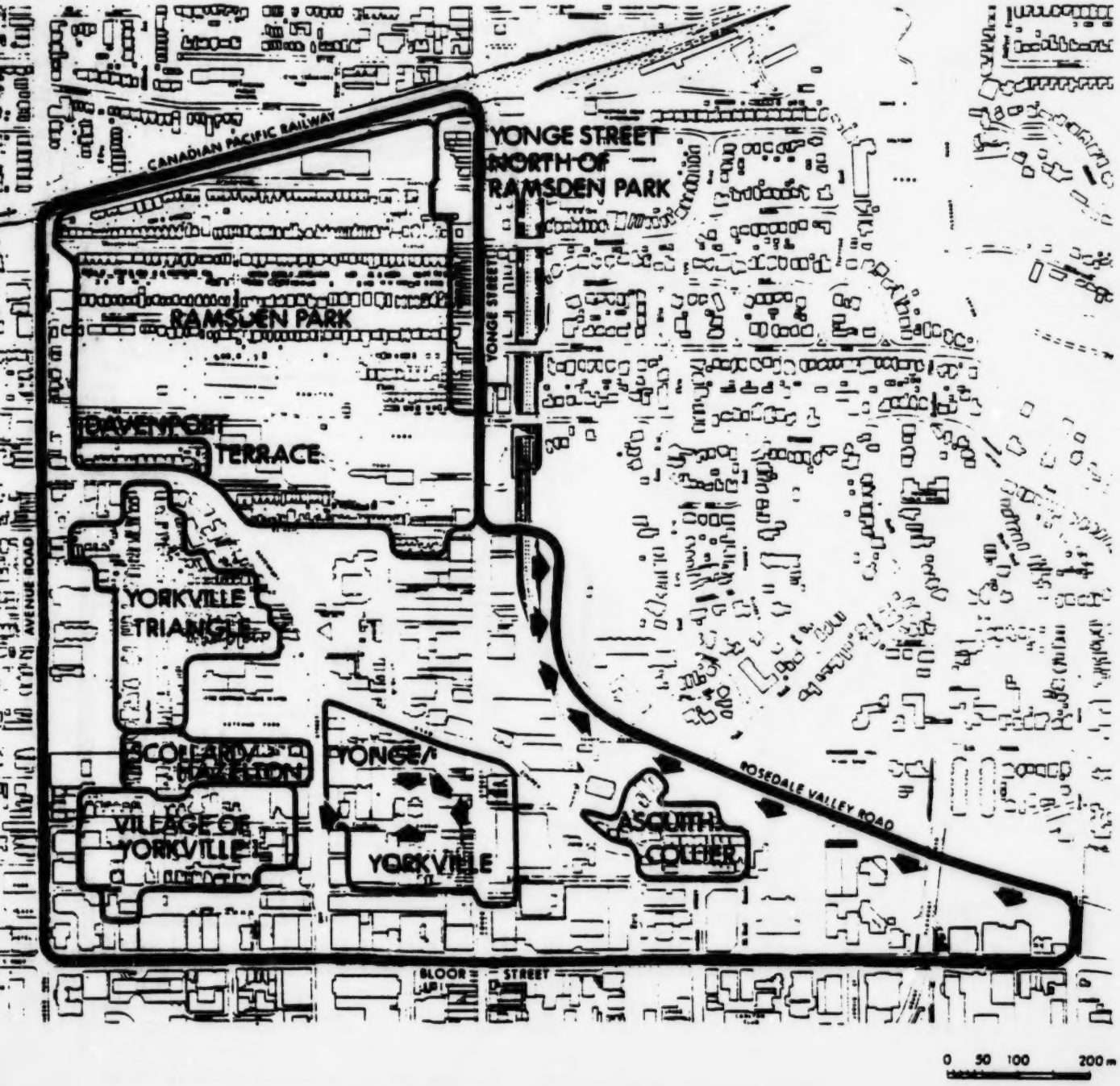
Map A

AREA DESIGNATIONS
OFFICIAL PLAN PART II

north midtown ↑

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, COMMISSIONER

CENTRAL CORE AND WATERFRONT PLANNING DIVISION FEB. 1985



AREAS OF SPECIAL IDENTITY

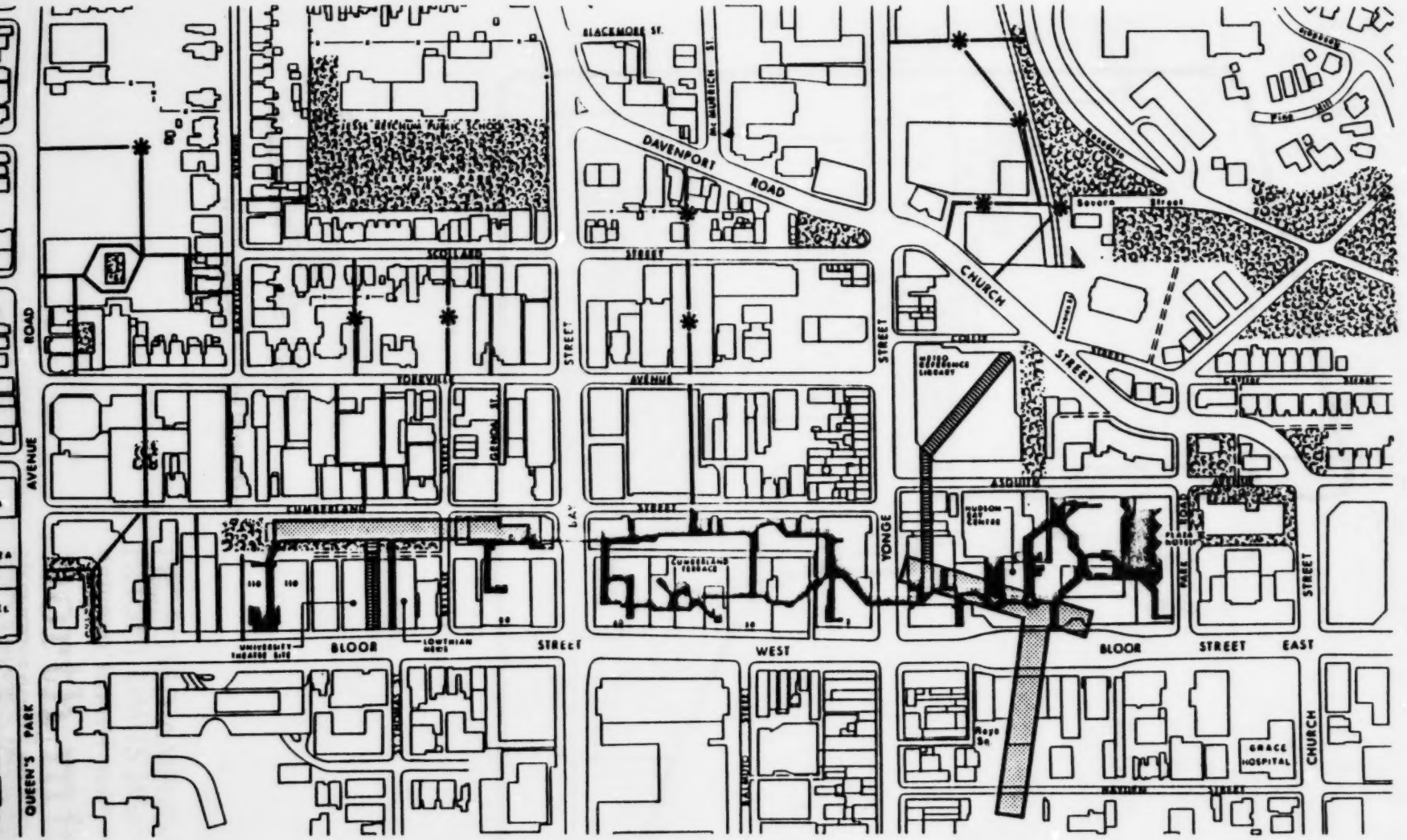
DESIGNATED VIEW

Map B

AREAS OF SPECIAL IDENTITY, DESIGNATED VIEWS OFFICIAL PLAN PART II

north midtown ↑

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, COMMISSIONER



EXISTING
FUTURE
} UNDERGROUD PEDESTRIAN MALL SYSTEM

SUBWAY STATION

MIDBLOCK PEDESTRIAN ROUTES

PROPOSED PEDESTRIAN ROUTES

OPEN SPACE - EXISTING AND PROPOSED

NORTH MIDTOWN PEDESTRIAN SYSTEMS

(MAP C IN OFFICIAL PLAN PART II)

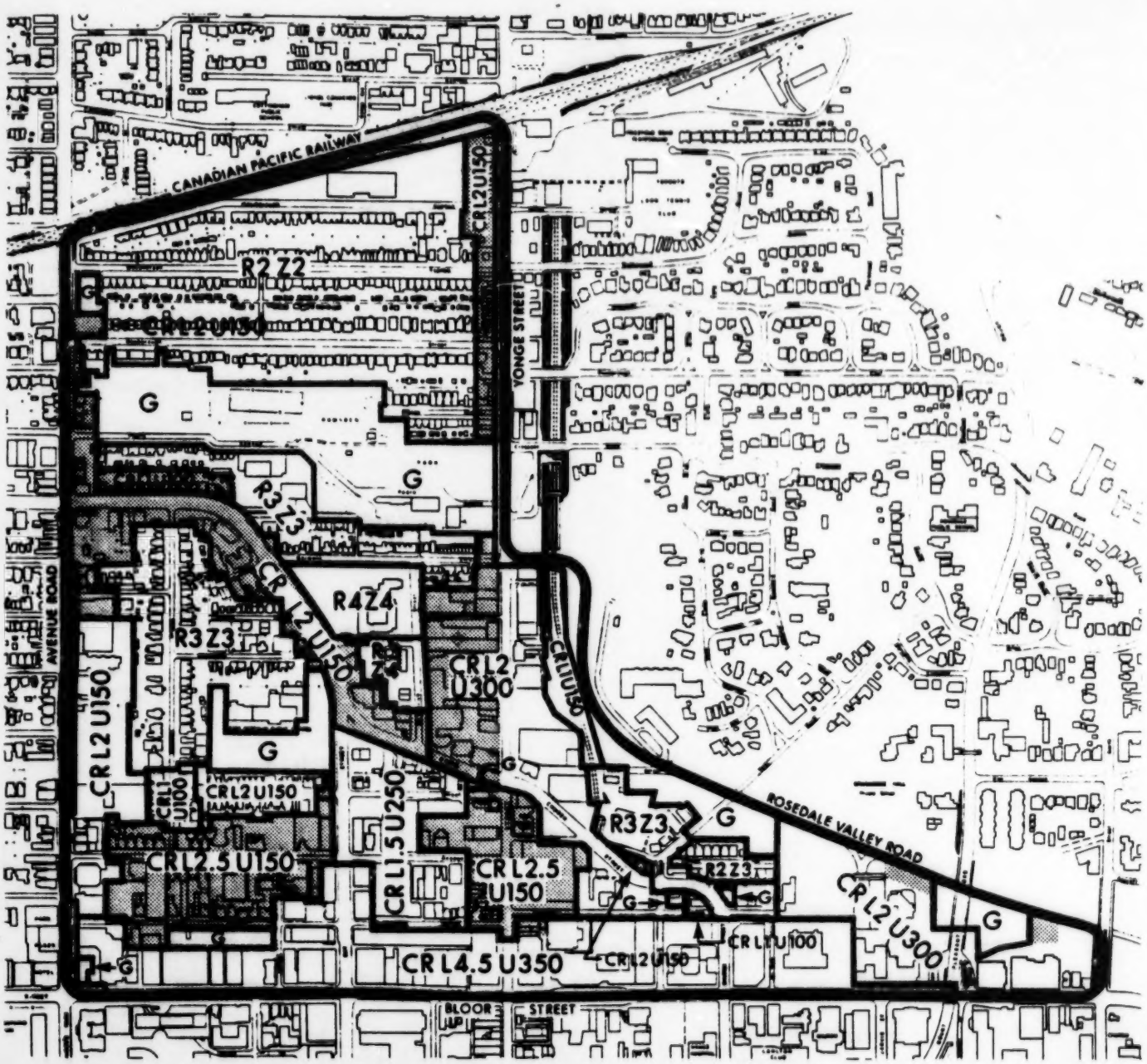
DESIGN GUIDELINES FOR

north midtown

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, COMMISSIONER

CENTRAL CORE AND WATERFRONT PLANNING DIVISION

FEB. 1985



NOTE: PREVAILING SITE PLAN BY-LAWS AND SPECIAL USE RESTRICTIONS ARE NOT SHOWN ON THIS MAP.

0 50 100 200 m

AREA WHERE CHANGES ARE PROPOSED

PROPOSED AMENDMENTS TO DISTRICT MAPS OF THE ZONING BY-LAW

REVISED NORTH MIDTOWN AREA PLAN

north midtown

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
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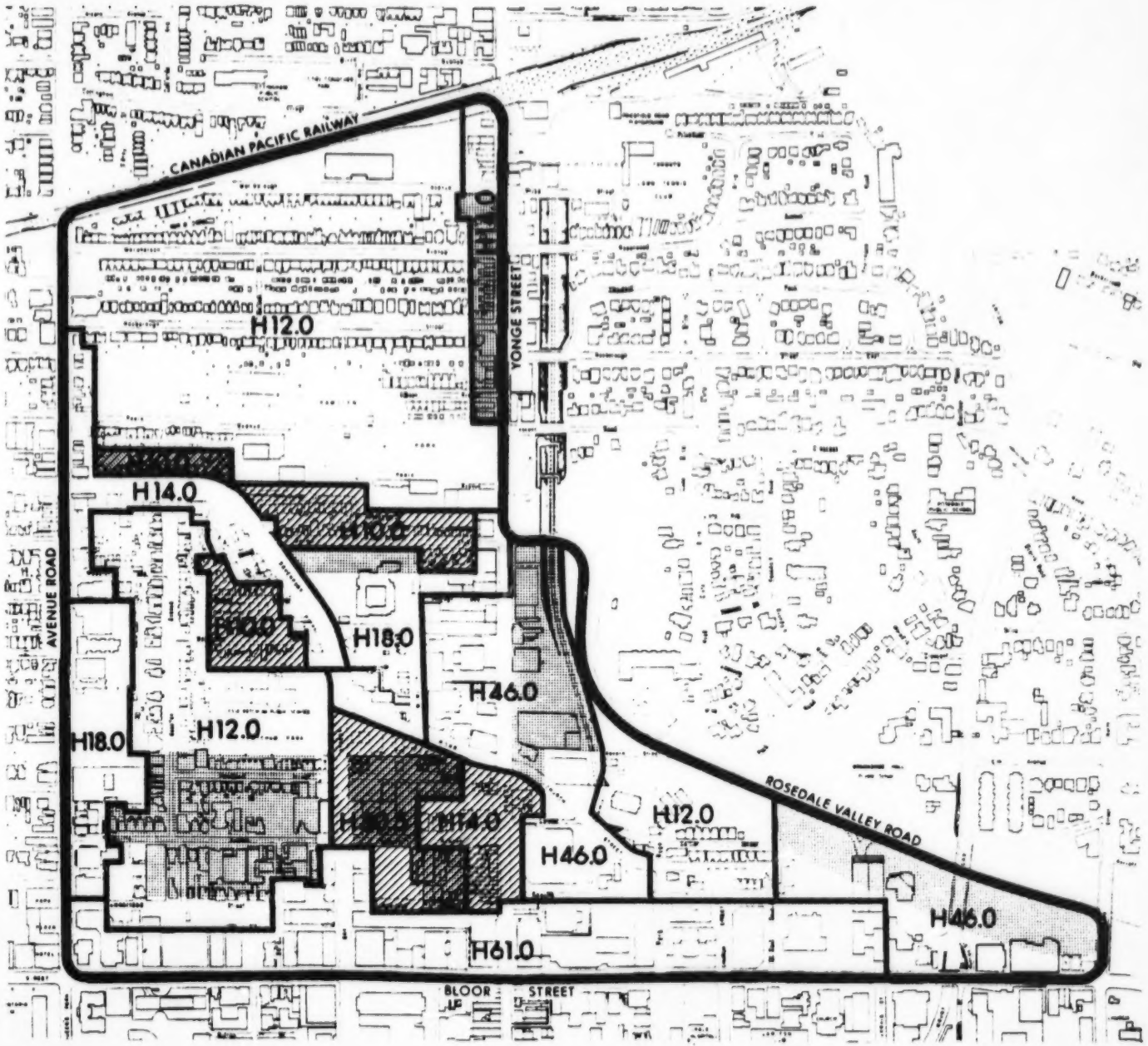

BUILDING ENVELOPE GUIDELINE

PROPOSED CHANGES TO EXISTING HEIGHT LIMITS

NOTE: HEIGHT LIMITS AND BUILDING ENVELOPES OF PREVAILING SITE BY-LAWS NOT SHOWN

PROPOSED AMENDMENTS TO HEIGHT LIMITS (Metric)

REVISED NORTH MIDTOWN AREA PLAN

north midtown

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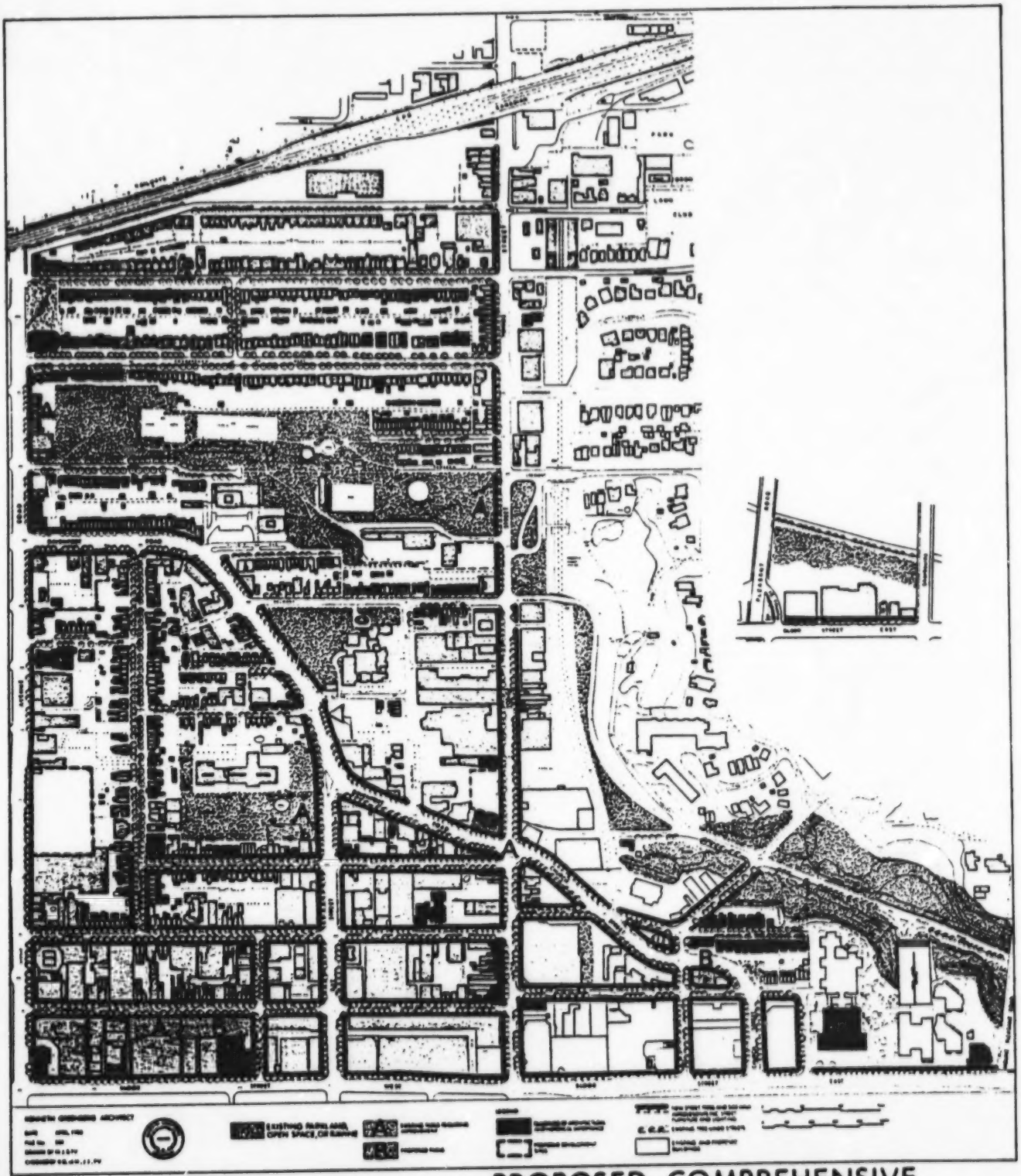

PROPOSED COMPREHENSIVE STREETSCAPE IMPROVEMENTS PLAN

1

DESIGN GUIDELINES FOR

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